

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Pleasantville Rd., 1000 ft.	* ZONING COMMISSIONER
N of c/l Fork Road	
13621 Pleasantville Road	* OF BALTIMORE COUNTY
11th Election District	
6th Councilmanic District	* Case No. 96-266-A
Albert G. Reed, Jr., et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Albert G. Reed, Jr. and Constance E. Reed, his wife, for that property known as 13621 Pleasantville Road in the Baldwin section of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage and storage shed) in the side yard, in lieu of the rear yard, with a height of 16 ft. in lieu of the permitted 15 ft. maximum. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

2/16/96
[Signature]

[Handwritten notes]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February 1996, that the Petition for a Residential Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage and storage shed) in the side yard, in lieu of the rear yard, with a height of 16 ft. in lieu of the permitted 15 ft. maximum, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/16/96
By [Signature]

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 15, 1996

Mr. and Mrs. Albert G. Reed, Jr.
13621 Pleasantville Road
Baldwin, Maryland, 21013

RE: Petition for Administrative Zoning Variance
Case No. 96-266-A
Property: 13621 Pleasantville Road

Dear Mr. and Mrs. Reed:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

13621 Pleasantville Road

which is presently zoned

RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 to permit a detached accessory structure (garage & storage) in the side yard & 16 ft. high in lieu of the required 15 ft. and rear yard

To build a pole shed to the side of my house.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This is ideal location due to accessibility and least amount of view for the closest neighbor. This lot is not very level in the back of the house and would require an additional road for access.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Albert G. Reed, Jr.

(Type or Print Name)

Signature

Signature

Address

Constance E. Reed

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

13621 Pleasantville Road. 592-6956

Address

Phone No

Signature

Baldwin,

MD

21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY

DATE

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #: 273

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13621 Pleasantville Road
address
Baldwin Maryland 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The location on the side of the house is most accessible
and would not require an additional road for access. This
area is almost hidden from nearest neighbor's view and
they approved the location. This lot is not very level
in the back of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Albert G. Reed Jr.
(signature)
Albert G. Reed Jr.
(type or print name)



Constance E. Reed
(signature)
Constance E. Reed
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of Dec., 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Albert G. Reed Jr. and Constance E. Reed

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/21/95
date

Lynn M. Flaherty
NOTARY PUBLIC
Lynn M. Flaherty
My Commission Expires: 1/1/99

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Baldwin Maryland 21013
City State Zip Code

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and would not require an additional road for access. This
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they approved the location. This lot is not very level
in the back of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Albert G. Reed Jr.
(signature)
Albert G. Reed Jr.
(type or print name)



Constance E. Reed
(signature)
Constance E. Reed
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of Dec., 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Albert G. Reed Jr. and Constance E. Reed

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/21/95
date

Lynn M. Flaherty
NOTARY PUBLIC
Lynn M. Flaherty
My Commission Expires: 1/1/99

WILSON



Petition for Administrative Variance 96-266-A to the Zoning Commissioner of Baltimore County

for the property located at

13621 Pleasantville Road

which is presently zoned

RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 & 400.3 to Permit a
DETACHED ACCESSORY STRUCTURE (GARAGE & STORAGE) IN THE SIDE
YARD 16 FT. HIGH IN LIEU OF THE REQUIRED 13 FT. and rear yard
To build a pole shed to the side of my house.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This is ideal location due to accessibility and least amount
of view for the closest neighbor. This lot is not very level
in the back of the house and would require an additional road
for access.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Albert G. Reed, Jr.

(Type or Print Name)

Signature

Signature

Address

Constance E. Reed

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

(Type or Print Name)

13621 Pleasantville Road 592-6956

Address

Phone No.

Signature

Baldwin,

MD 21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: *ML/BA*

DATE: 1/17/16

ESTIMATED POSTING DATE: 1/28/16



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on Recycled Paper

ITEM #: 273

96-266-A

District, 6th Councilmanic District.

273

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 1/26/96
Posted for: Administrative Variance
Petitioner: Albert G. Reed, Jr. and Constance E. Reed
Location of property: 13621 Pleasantville Road
Location of Signs: Signs placed on front of Dwelling along Street
Remarks: _____
Posted by Mark Laurel / Jeff Perlow Date of return: _____
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1/17/96 ACCOUNT 01-615
By MARK # 273 96-266-A
AMOUNT \$ 85.00
RECEIVED FROM: Reed, Albert - 13621 Pleasantville Rd.
010- Res Var. — \$ 50.00
080- 1500 prodg — \$ 35.00
FOR: 85.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY
VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 273 Petitioner: Albert G. & Constance E. Reed, Jr.

Location: 13621 Pleasantville Road, Baldwin, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Albert G. Reed Jr.

ADDRESS: 13621 Pleasantville Road
Baldwin, Maryland 21013

PHONE NUMBER: (410) 592-6956



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-266-A (Item 273)
13621 Pleasantville Road
E/S Pleasantville Road, 1000' N of c/l Fork Road
11th Election District - 6th Councilmanic
Legal Owner: Albert G. Reed, Jr. and Constance E. Reed

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property has been posted. February 12, 1996 is your closing date. This is the last date on which a neighbor may file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Albert and Constance Reed



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

February 6, 1996

Mr. and Mrs. Albert G. Reed, Jr.
13621 Pleasantville Road
Baldwin, Maryland 21013

RE: Item No.: 273
Case No.: 96-266-A
Petitioner: A. G. Reed, Jr.

Dear Mr. and Mrs. Reed:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

WCR/jw



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 29, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 272, 273, 274, 276, 277 AND 278. 6

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 273 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,
275, 277, 278, 279, 281, 282, and 285

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

Jeffrey W. Long
Edry L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 5, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, 275, 276 and 278 *4*

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

To Whom It May Concern,

I do not object to Mr. & Mrs. Albert Reed, Jr. constructing a pole barn at the proposed location of 13621 Pleasantville Road.

Richard G. Schulte
Signature

RICHARD SCHULTE
Print Name

Box 27 BALDWIN MD 21013
Address

1/6/96
Date

273

To Whom It May Concern,

I do not object to Mr. & Mrs. Albert Reed, Jr. constructing a pole barn
at the proposed location of 13621 Pleasantville Road.

Nancy Pine
Signature

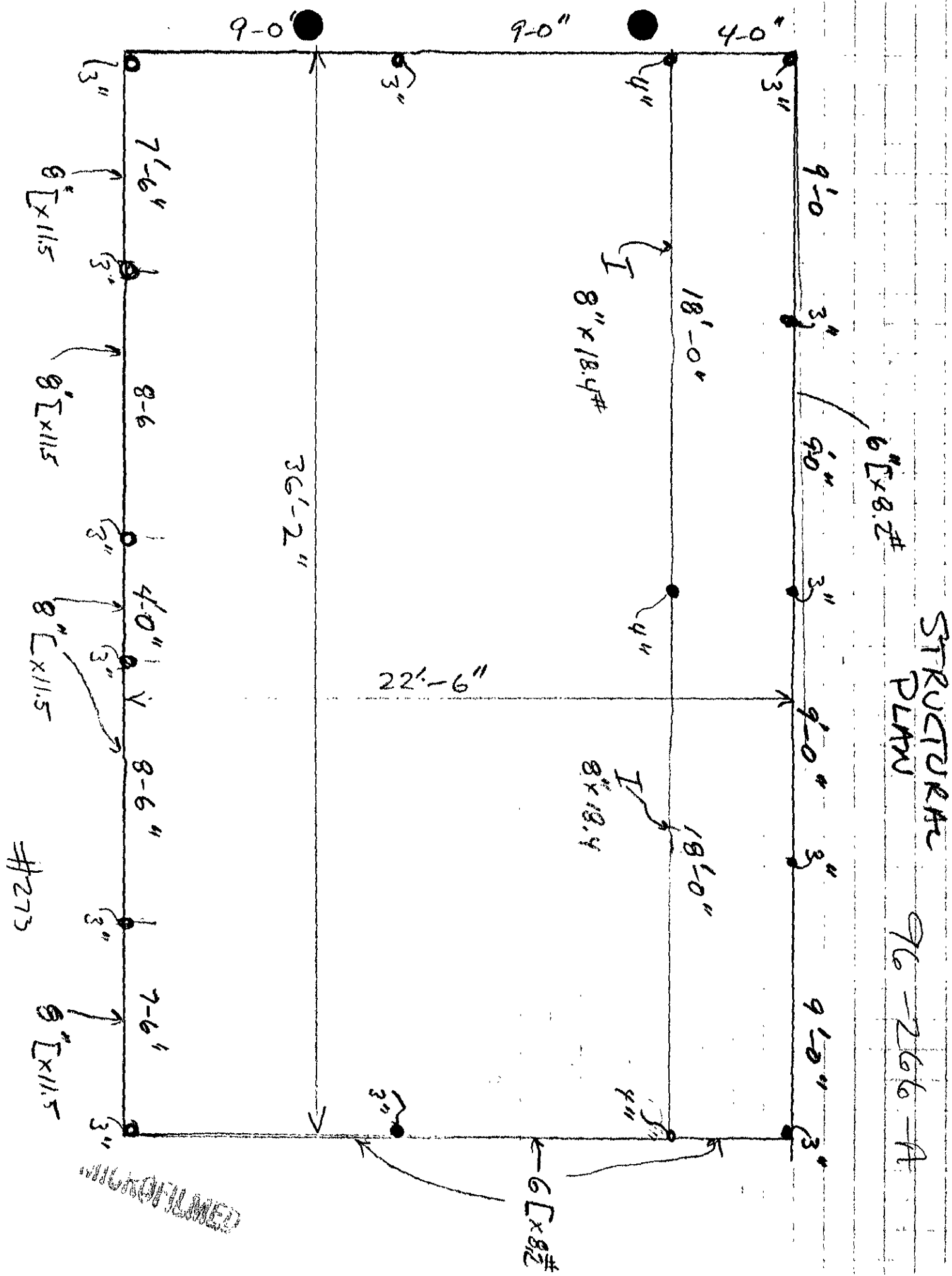
NANCY PINE
Print Name

13615 Pleasantville Road
Address

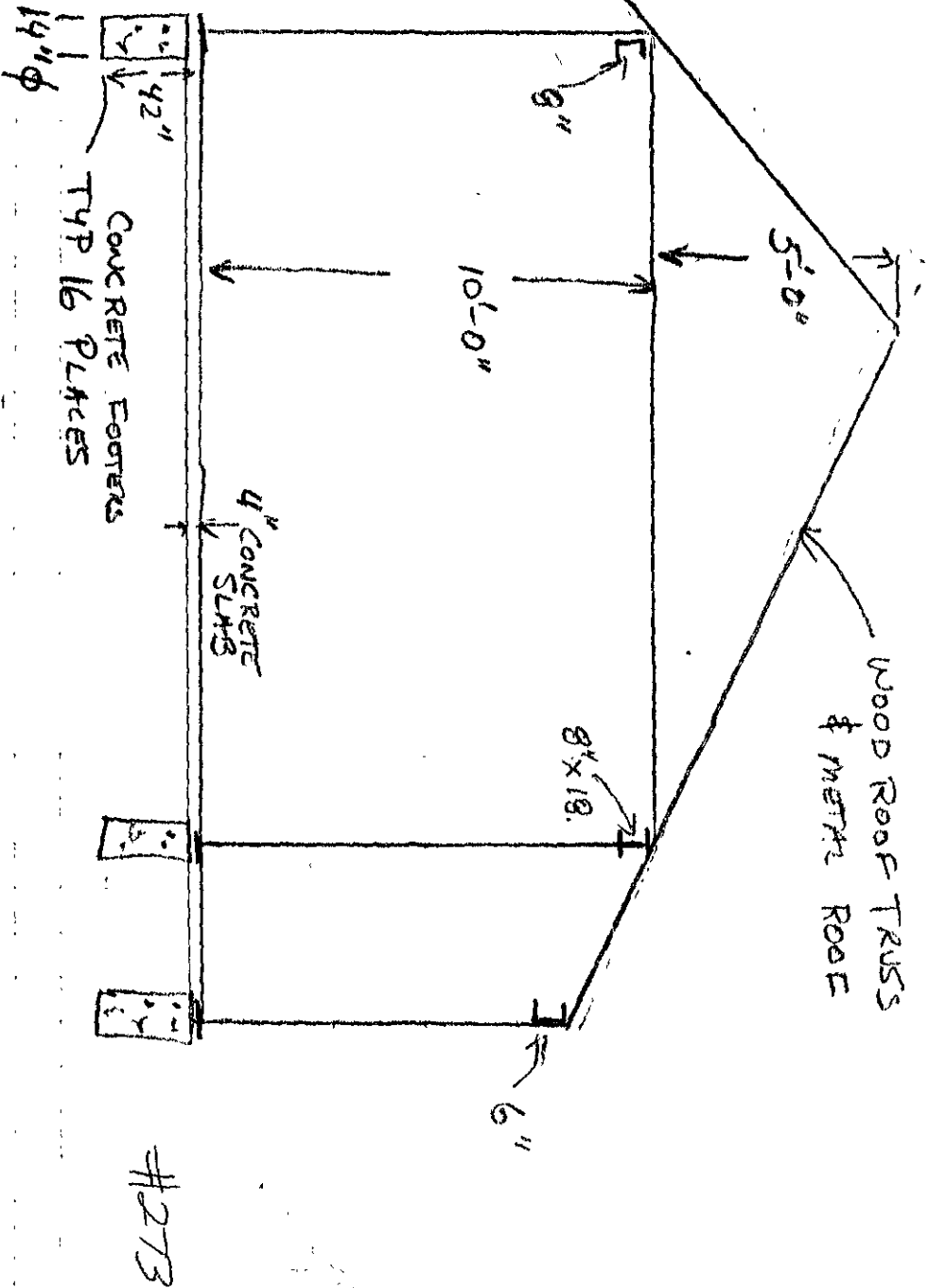
1/5/46
Date

#273

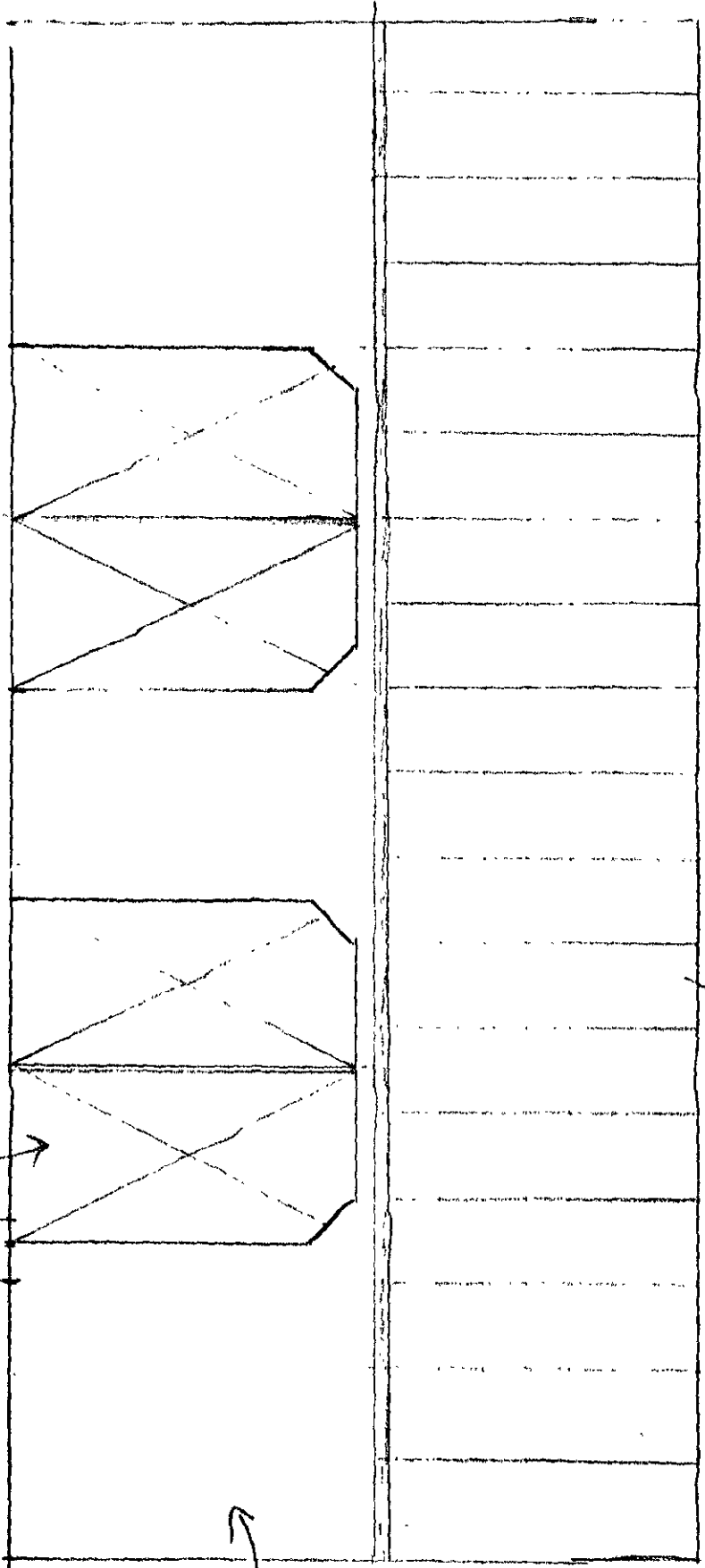
96-266-A



96-266-A



96-266-A



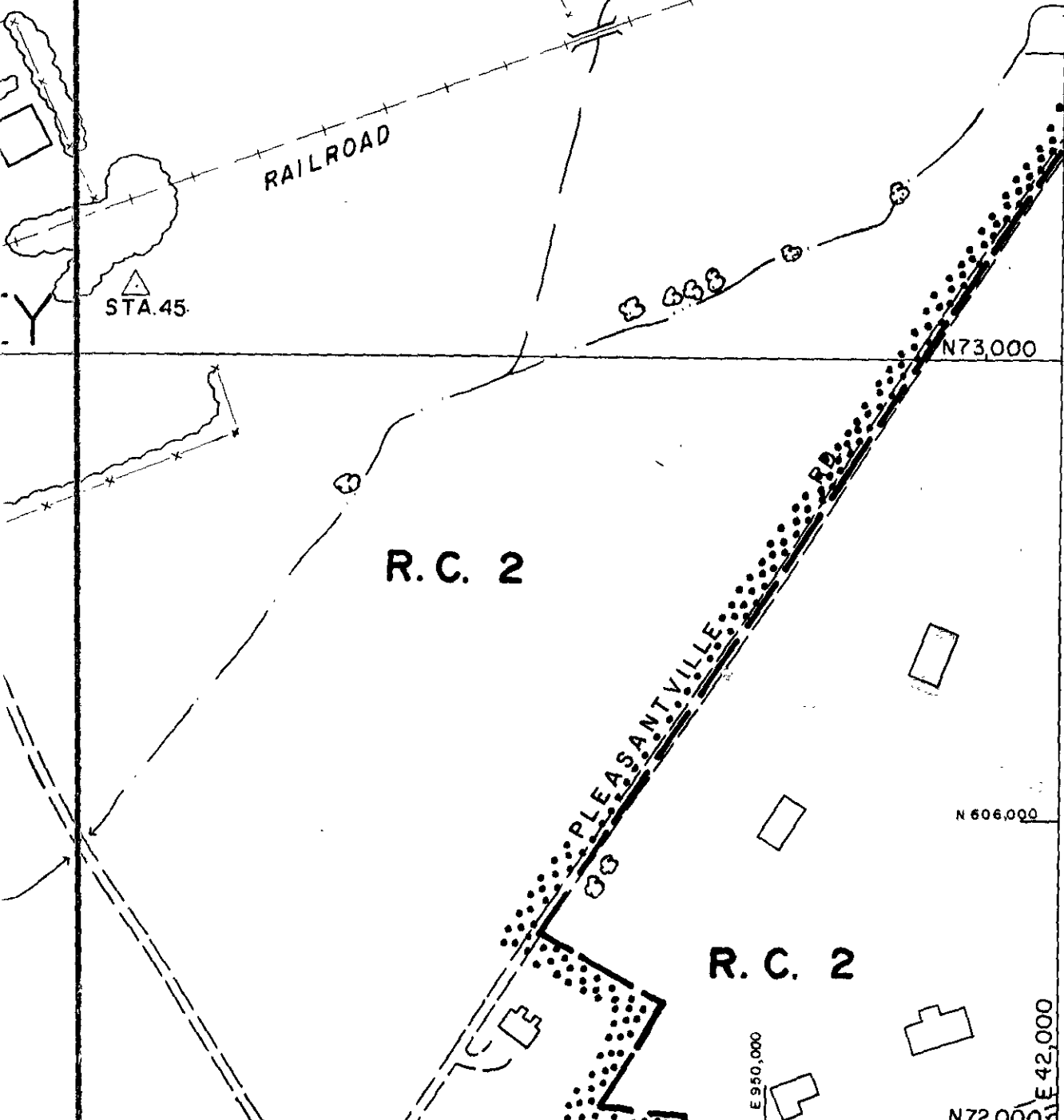
METAL

1x12
WOOD
SIDING

8x8'-6" SLIDING
DOOR

#273

R. C. 2



MAI ouncil -92,189-92 V	SCALE 1" = 200' ±	LOCATION BALDWIN #273	SHEET N. E. 19 - G
	DATE OF PHOTOGRAPHY JANUARY 1986		

96-266-A

MICROFILMED

96-266-A

Top of prop-
erty or back
Southwest
corner.



Top of prop-
erty or back
Southeast
corner.



Driveway
looking towards
road. Albert G.
Reed, 13621

Pleasantville
Rd., Baldwin
Md. 21013-
9012

WILSON

DECLARATION OF EASEMENT AND RIGHT OF WAY

THIS DECLARATION OF EASEMENT AND RIGHT OF WAY
this 18th day of JULY, 1985, by WOODLAWN PR
INC., a Maryland corporation, (hereinafter called "Dec

WHEREAS, the Declarant is the owner in fee si
Lot Nos. 10, 11, 12, 18 and 19 (hereinafter sometimes
the "Lots"), as shown on the plat entitled "Woodlawn M
dated June 19, 1984 and recorded among the Land Record
Baltimore County in Plat Book E.H.K.Jr. 53, folio 6

WHEREAS, the Declarant is desirous of establi
right of way for the mutual benefit of the Lots as her
stated to provide for the maintenance and repair of sa
of way and easement.

NOW, THEREFORE, it is covenanted and agreed f
mutual benefit of the Lots as hereinafter stated, the
right of way is hereby created, subject to the mainten
provisions hereinafter provided in paragraph (b).

(a) The owners of Lots 10, 11, 12, 18 and 19
each have the right to use in common a right of way as
described in Exhibit "A" attached hereto and made a pa

(b) The cost of maintenance and repair of th
of way hereinabove described, including but not limite
cost of mowing the grass shoulders and snow removal, s
borne equally by the owners of Lots having a right to
thereof. At such time as the owners of said Lots main
and/or repair the right of way, the type and nature of
maintenance and/or repair shall be determined by a maj
vote of the owners of said Lots and the cost shall be
equally.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AF DATE 7-22-85

LAW OFFICES OF
MELNICOFF, KAUFMAN,
WEINER & SMOUSE, P.A.
28 S. CHARLES STREET
BALTIMORE, MD
21201-3060

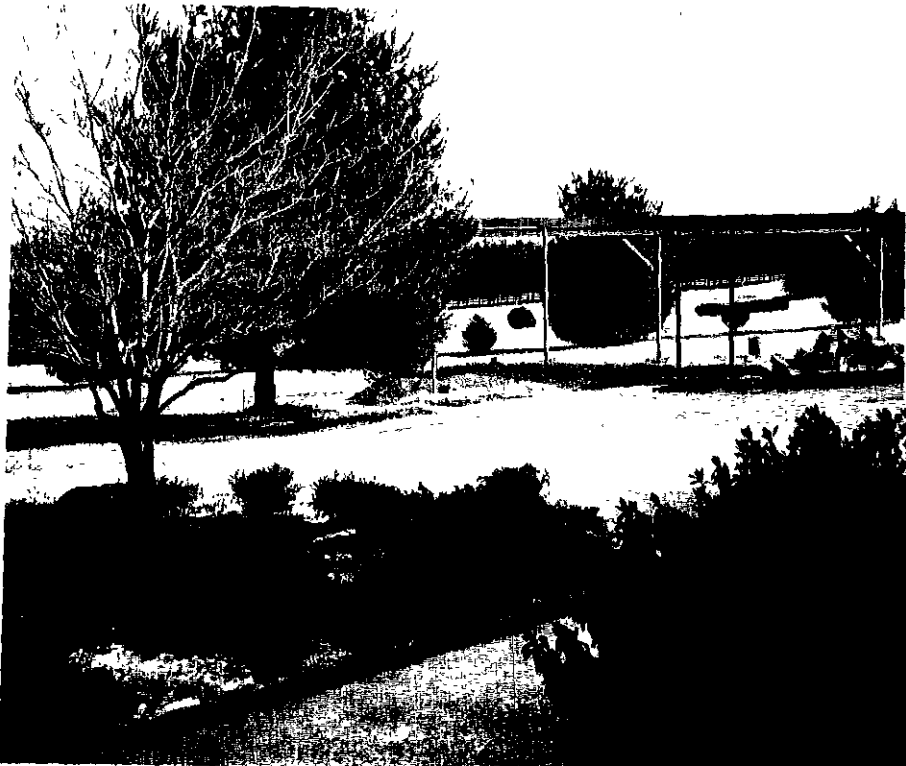
STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

TRANSFER TAX NOT RE
Director of Finance
BALTIMORE COUNTY MA
Per [Signature]
Authorized Signat
Date 7-22-85 Sec

96-266-A



Edge of
house facing
Pole Barn



Driveway
from road



Front of
Property
South cor-
ner

1/10/11

TITLE COMPANY OF M
400 E. Joppa Road
Towson, MarylandThis Deed, MADE THIS 8th day of July

in the year one thousand nine hundred and eighty-seven

✓ STUART K. MAIHIS

of Baltimore County, State of Maryland, party

of the

✓ MOHAMMAD ASLAM and MUMTAZ ASLAM, his wife, ✓ SHAUKAT Y. KHAN, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND
00/100THS (\$115,100.00) DOLLARS, the receipt by which is hereby acknowledged
the said party of the first part

do es grant and convey to the said parties of the second part, as

personal representatives ~~XXXXXX~~ and assigns

, in fee simple

that lot of ground situate in Baltimore County, State of Maryland,
and described as follows, that is to say:

SEE ATTACHED SCHEDULE "A"

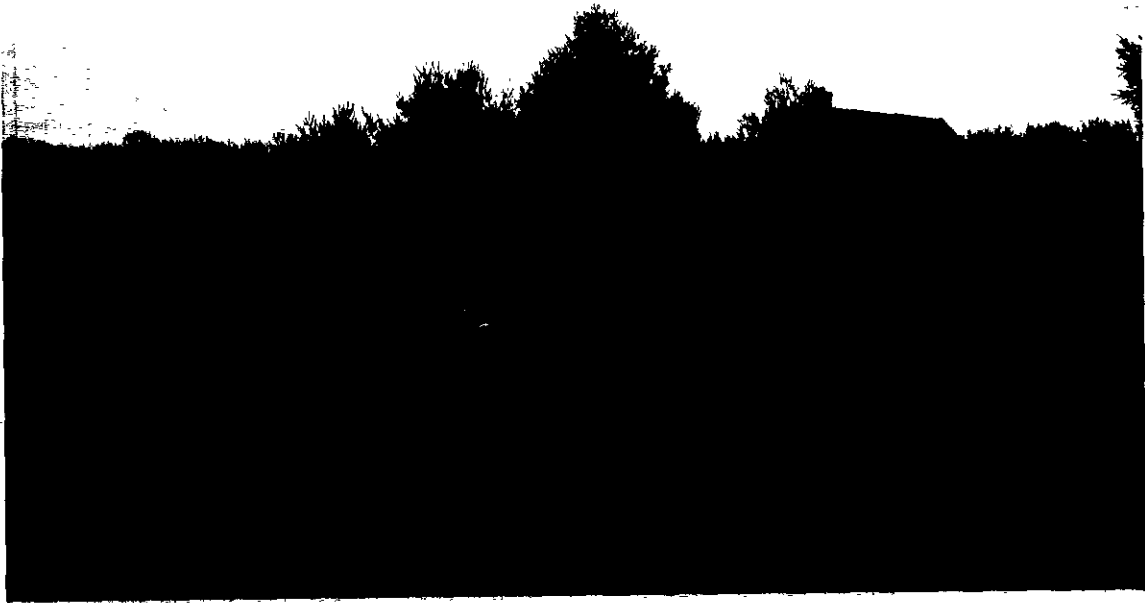
BEING the same lot of ground which by Deed dated February 28, 1986 and recorded in the
Land Records of Baltimore County in Liber E.H.K. Jr. No. 7111, folio 751
and conveyed by Union Trust Company of Maryland, Personal Representative
of Anna K. Bolton, deceased, et al, unto the said party of the first part

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE RgDATE 7/27/27STATE DEPARTMENT OF
ASSESSMENTS & TAXATIONCLERK RgDATE 7/27/27

96-266-A

front of
property -
North Corner



STATE DEPARTMENT OF
ASSESSMENTS & VALUATION
CLERK
DATE 7/27/87

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
DATE 7/27/87

BEING the same lot of ground which by deed dated February 28, 1986 and record
Land Records of Baltimore County in Liber E.H.K. Jr. No. 7111, Folio 751 which
and conveyed by Union Trust Company of Maryland, Personal Representative of the
of Anna K. Bolton, deceased, et al, unto the said party of the first part, GR

SEE ATTACHED SCHEDULE "A"

and described as follows, that is to say:

personal representatives, ~~UNKNOWN~~ and assigns
that lot of ground situate in Baltimore County, State of Mary
in fee simple, all

do es grant and convey to the said parties of the second part, as

the said party of the first part

00/100THS (\$115,100.00) DOLLARS, the receipt by which is hereby acknowledged

WITNESSETH, That in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND ONE H

of the second part.

MUHAMMAD ASLAM and MUMTAZ ASLAM, his wife, SHAUKAT Y. KIAN, parties

Baltimore County, State of Maryland, party

STUART K. MAHIS

In the year one thousand nine hundred and eighty-seven

This Deed, Made This 8th day of July

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S Pleasantville Rd., 1000 ft. N of c/l Fork Road
13621 Pleasantville Road
11th Election District
6th Councilmanic District
Albert G. Reed, Jr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Albert G. Reed, Jr. and Constance E. Reed, his wife, for that property known as 13621 Pleasantville Road in the Baldwin section of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage and storage shed) in the side yard, in lieu of the rear yard, with a height of 16 ft. in lieu of the permitted 15 ft. maximum. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February 1996, that the Petition for a Residential Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage and storage shed) in the side yard, in lieu of the rear yard, with a height of 16 ft. in lieu of the permitted 15 ft. maximum, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
For Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 15, 1996

Mr. and Mrs. Albert G. Reed, Jr.
13621 Pleasantville Road
Baldwin, Maryland, 21013

RE: Petition for Administrative Zoning Variance
Case No. 96-266-A
Property: 13621 Pleasantville Road

Dear Mr. and Mrs. Reed:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 13621 Pleasantville Road
96-266-A which is presently zoned R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 to permit a detached accessory structure (garage & storage) in the side yard & 16 ft. high in lieu of the required 15 ft. max. for yard. To build a pole shed to the side of my house.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This is ideal location due to accessibility and least amount of view for the closest neighbor. This lot is not very level in the back of the house and would require an additional road for access.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Corrected Petitioner/Leasee
Type or Print Name: Albert G. Reed, Jr.
Signature: [Signature]
Address: 13621 Pleasantville Road, 592-6956
City: Baldwin, MD 21013
State: MD Zipcode: 21013
Phone No.: [Blank]
Name, Address and phone number of representative: [Blank]

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15th day of February 1996, that the subject matter of this petition be set for a public hearing, to be held on the 19th day of February 1996, at 7:00 PM, at the Zoning Commission Hearing Room, 400 Washington Avenue, Towson, Maryland 21204, and that the property be posted.

REVIEWED BY: [Signature] DATE: 1/16/96
ESTIMATED POSTING DATE: 1/24/96
ITEM #: 273

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 13621 Pleasantville Road
Baldwin Maryland 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The location on the side of the house is most accessible and would not require an additional road for access. This area is almost hidden from nearest neighbor's view and they approved the location. This lot is not very level in the back of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Albert G. Reed Jr.
Constance E. Reed
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 21st day of Dec., 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Albert G. Reed Jr. and Constance E. Reed

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
12/21/95
Notary Public
Dylan N. Flaherty
My Commission Expires 1/1/99

PROPERTY DESCRIPTION

ZONING DESCRIPTION FOR 13621 Pleasantville Road

Beginning at a point on the East side of Pleasantville Road which is 350 feet wide at the distance of 1,000 feet north of the centerline of the nearest improved intersecting street Fork Road Being Lot #11, in the subdivision of Theodore Cypull as recorded in Baltimore County Plat Book #39, Folio 4048, containing 3.978 acres. Also known as 16321 Pleasantville Road and located in the 11th Election District, 6th Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 1/24/96
Posted for: Administrative Variance
Petitioner: Albert G. Reed, Jr. and Constance E. Reed
Location of property: 13621 Pleasantville Road
Location of Signs: [Blank]
Remarks: [Blank]
Posted by: [Signature]
Number of Signs: [Blank]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 1/17/96 ACCOUNT: 01-615
By: 2778 96-266-A
: 273 AMOUNT: \$ 85.00
RECEIVED FROM: Real, Albert - 13621 Pleasantville Rd
C/O: K's Inc. - \$ 50.00
C/O: 1500 rd - \$ 35.00
FOR: [Blank]
62601835ANTICRIP \$85.00
BA CORP:27AND: 17-96
VALIDATION OR SIGNATURE OF CARRIER
PRINTED WITH COPYRAC INK on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

From No.: 273 Petitioner: Albert G. & Constance E. Reed, Jr.

Location: 13621 Pleasantville Road, Baldwin, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Albert G. Reed Jr.

ADDRESS: 13621 Pleasantville Road

Baldwin, Maryland 21013

PHONE NUMBER: (410) 592-6956



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-266-A (Item 273)
13621 Pleasantville Road
6/5 Pleasantville Road, 1000' N of c/o Fork Road
11th Election District - 6th Councilmanic
Legal Owner: Albert G. Reed, Jr. and Constance E. Reed

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property has been posted. February 12, 1996 is your closing date. This is the last date on which a neighbor may file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Albert and Constance Reed



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

February 6, 1996

Mr. and Mrs. Albert G. Reed, Jr.
13621 Pleasantville Road
Baldwin, Maryland 21013

RE: Item No.: 273
Case No.: 96-266-A
Petitioner: A. G. Reed, Jr.

Dear Mr. and Mrs. Reed:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

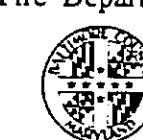
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4380

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 29, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 272, 273, 274, 276, 277 AND 278.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4861, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 273 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 273, 274,
275, 277, 278, 279, 281, 282, and 285
If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Edmy L. Kerma*

PK/JL

ITEM 273/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Feb. 5, 1996

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, 275, 276 and 278

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

To Whom It May Concern,

I do not object to Mr. & Mrs. Albert Reed, Jr. constructing a pole barn
at the proposed location of 13621 Pleasantville Road.

Robert W. Bowling
Signature

Robert W. Bowling
Print Name

Box 277, Baltimore MD 21013
Address

1/6/96
Date

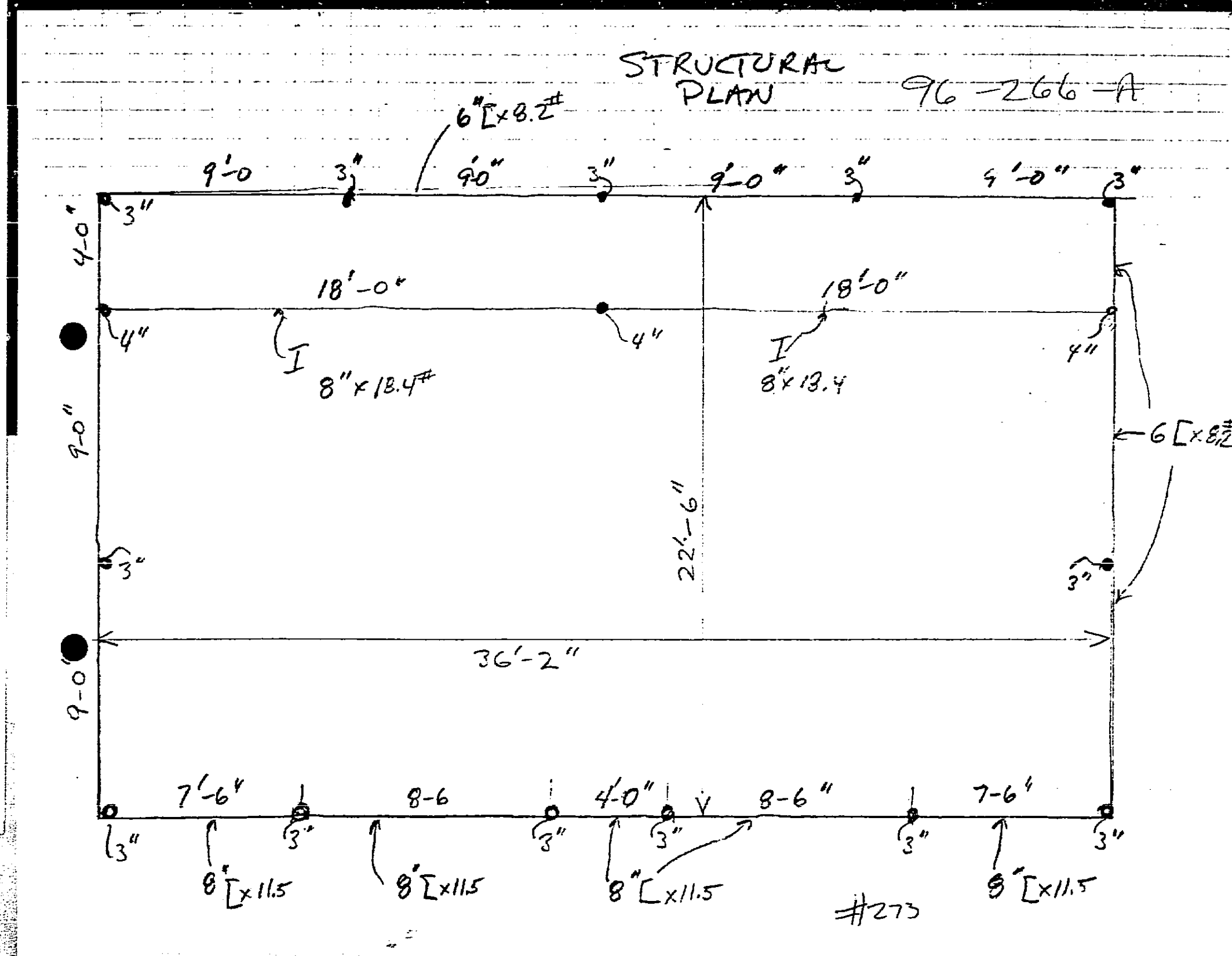
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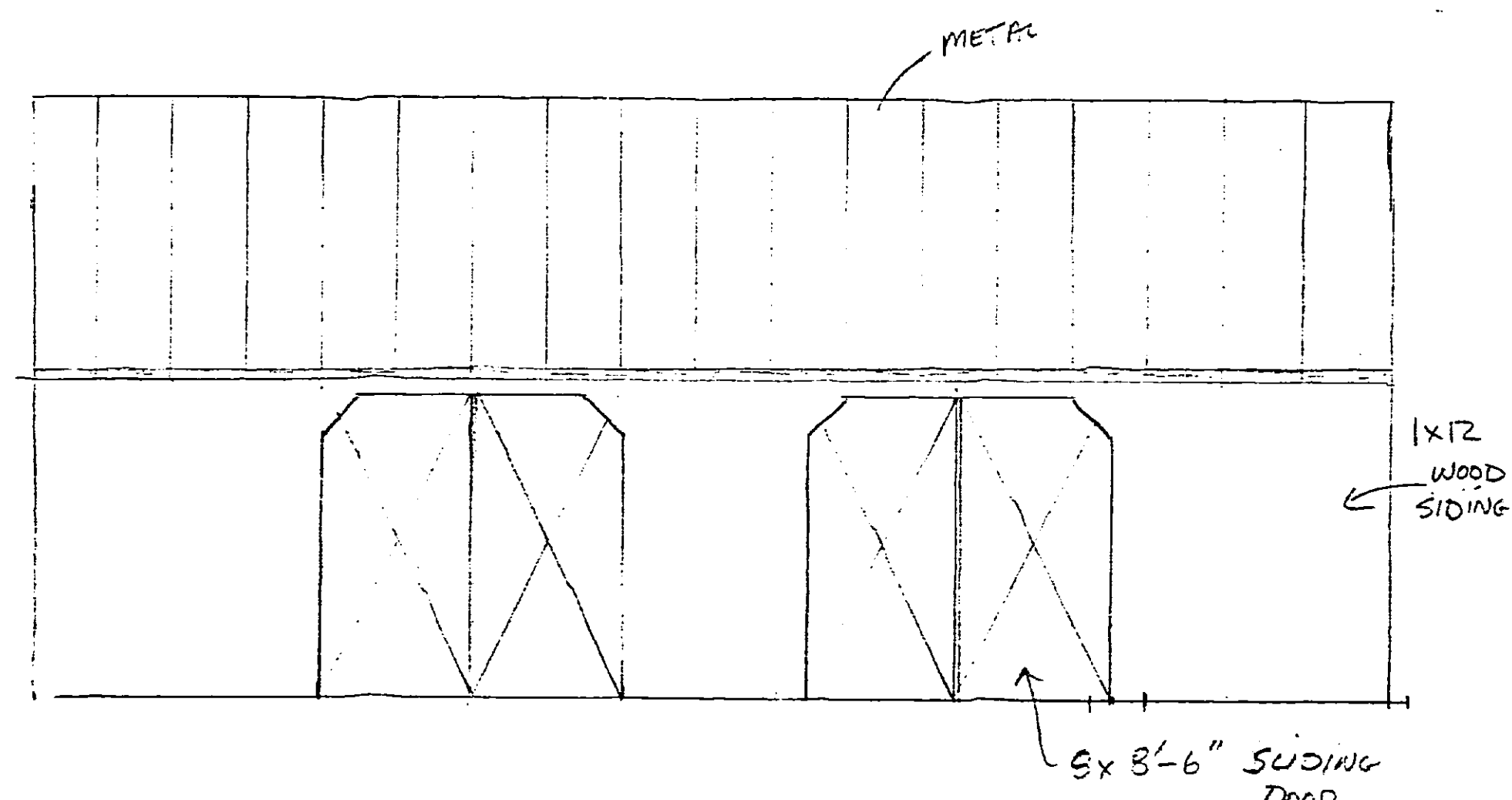
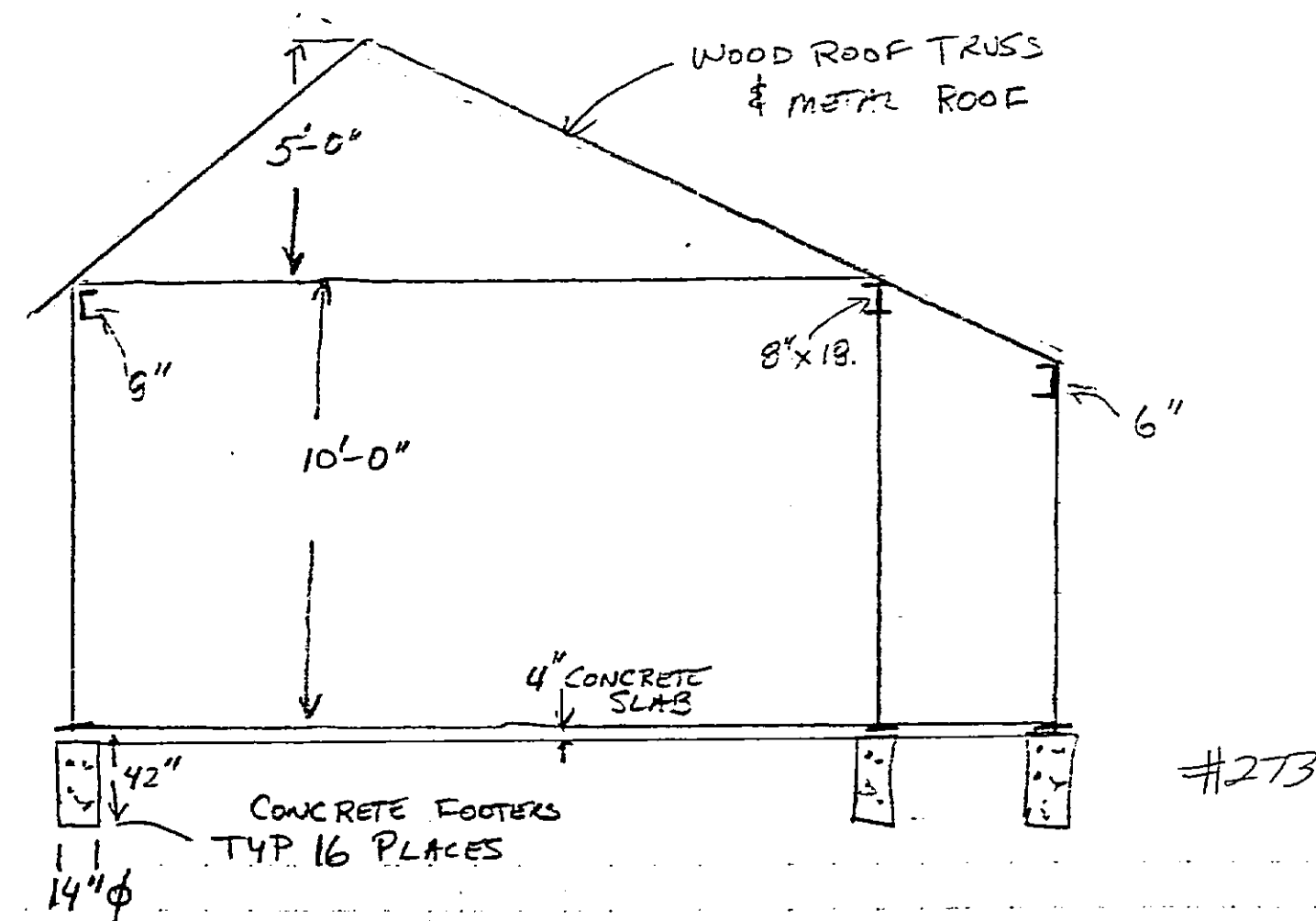
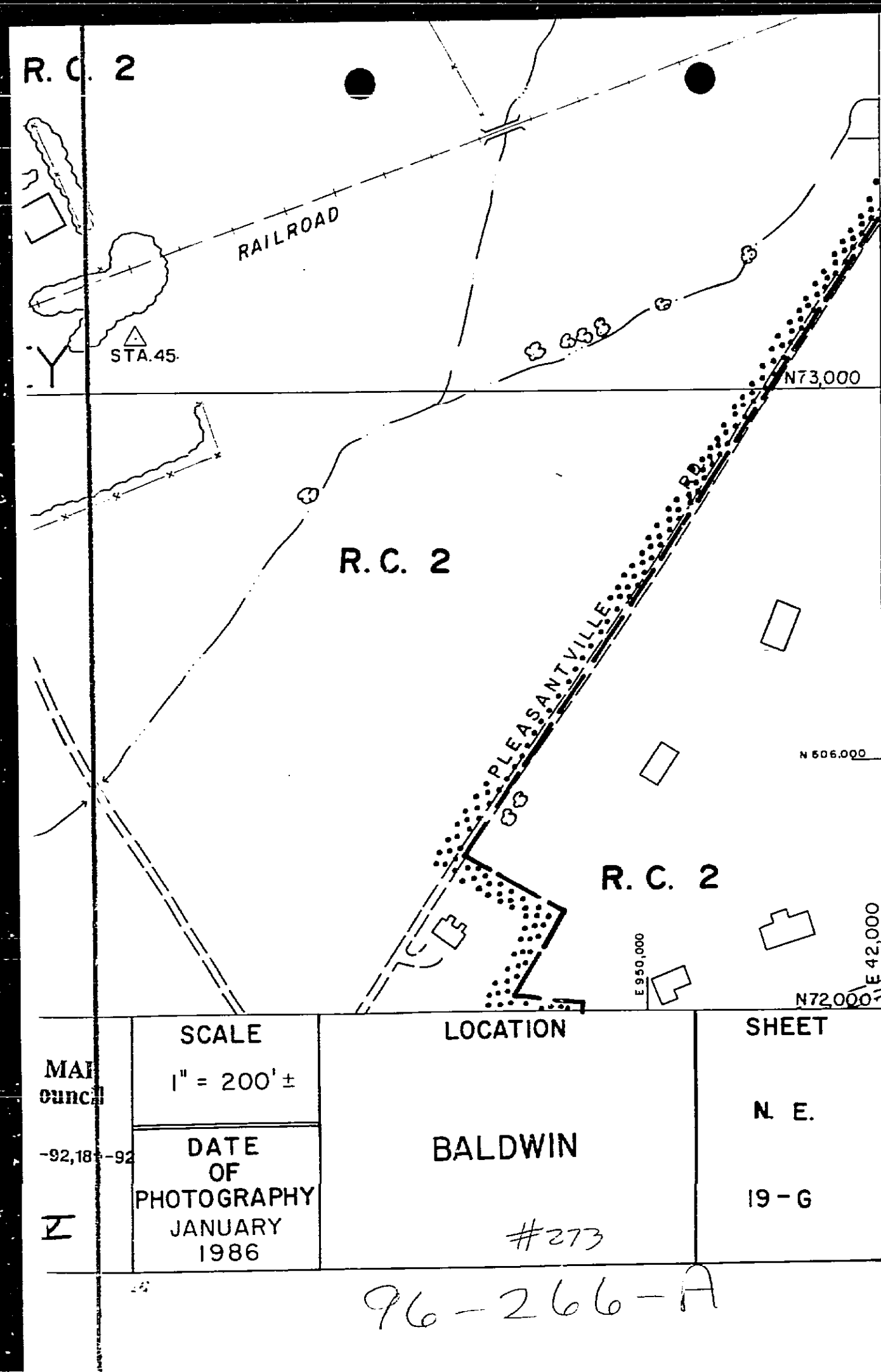
Nancy Pine
Signature

Nancy Pine
Print Name

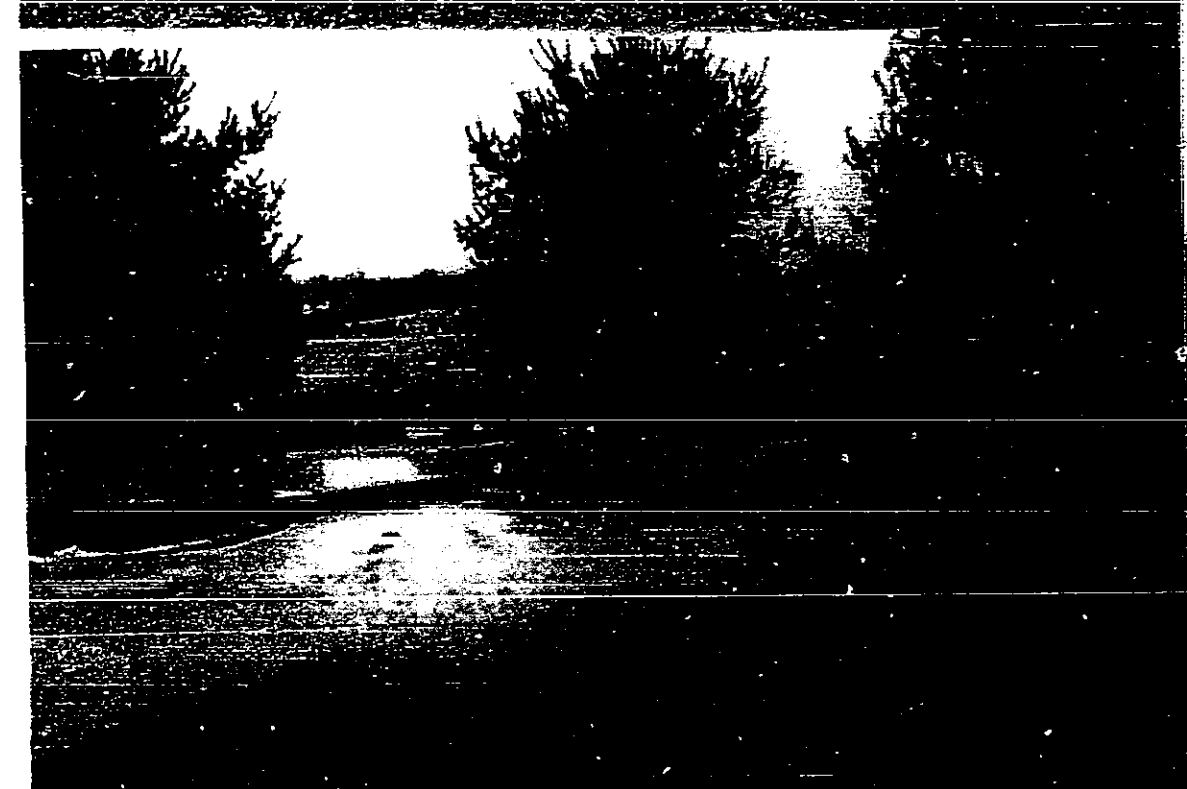
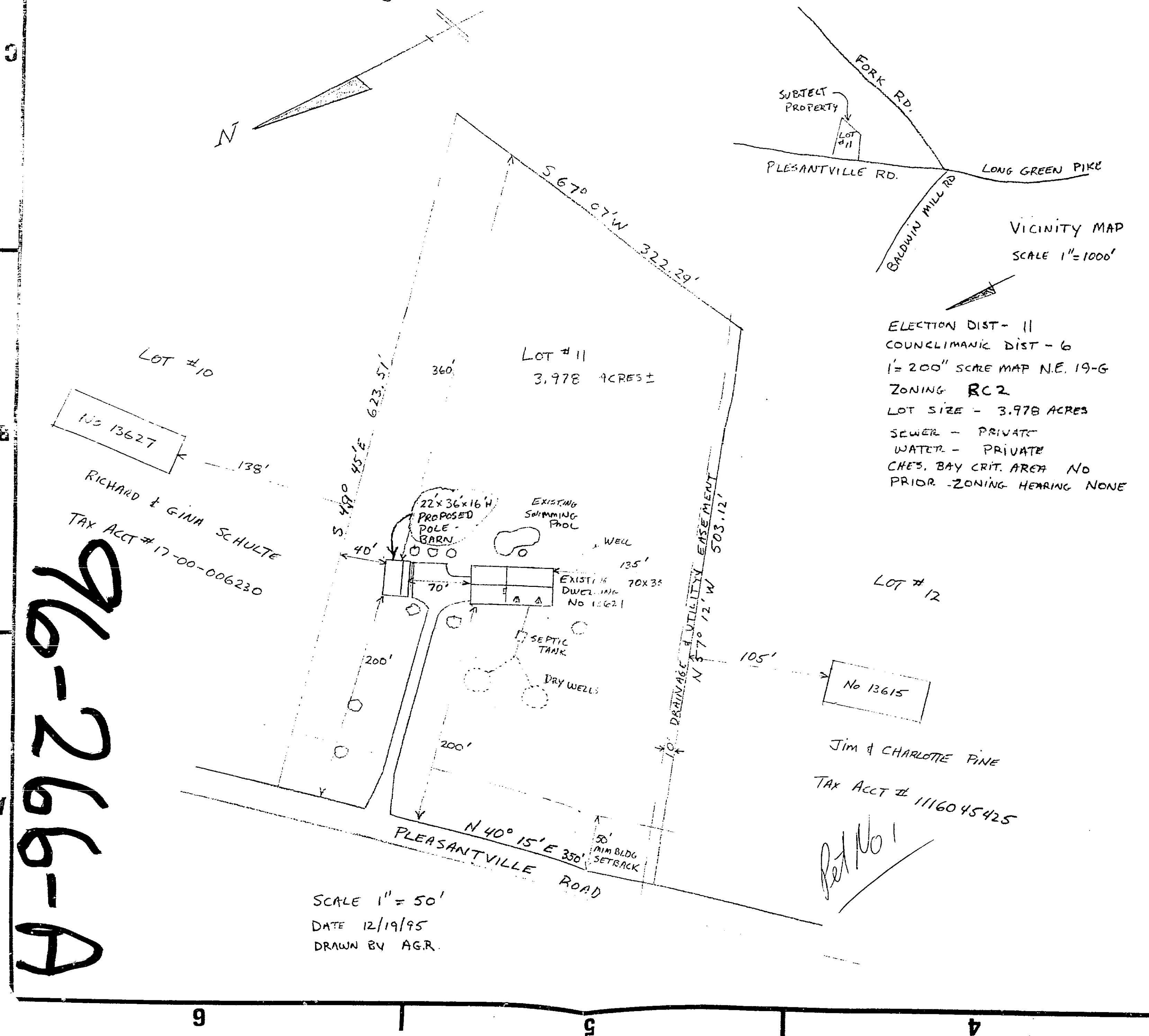
13615 Pleasantville Road
Address

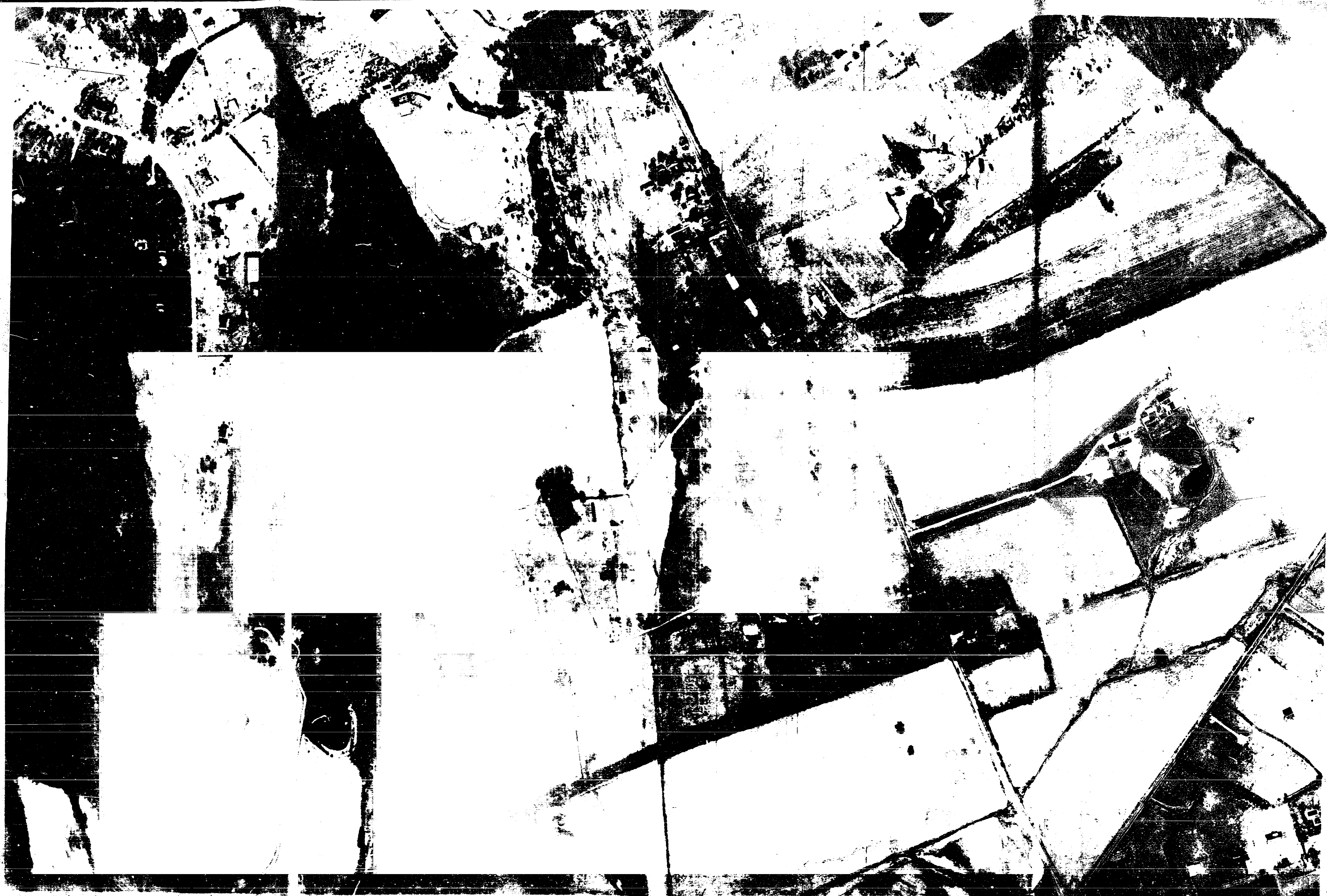
1/5/96
Date





PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
 PROPERTY ADDRESS 13621 PLEASANTVILLE RD.
 SUBDIVISION - THEODORE CYPULL
 PLAT BOOK # 39 FOLIO # 048 LOT # 11
 OWNER - ALBERT & CONSTANCE REED





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BALDWIN	N.E.
DATE OF PHOTOGRAPHY JANUARY 1966	#273	19-G

96-266-A